



12 Harston Grove, Stone

£235,000 Freehold



Stunning home on Harston Grove, offering two spacious double bedrooms, master with an en suite shower room, and a further single bedroom. The family bathroom features a bath, sink and W/C. • Ideally located on the sought-after Udall Grange, you are within walking distance to excellent schools, shops and Stone's vibrant centre.

Commuters will appreciate nearby road and rail links. • Spacious living room, open-plan kitchen diner with modern U-shape kitchen, marble-style tiles and integrated appliances. Downstairs is complete with a convenient W/C. • South-West facing, landscaped rear garden set over two levels. The first level features a gravelled seating area, while the second provides a lush grass lawn, patio and wooden pergola. • The front of the home features a beautiful front garden overlooking the pond, allocated off-road parking is available just off the side of the home.



While you won't find a carriage-sized pumpkin sitting in your front garden, your fairy godmother is here to grant your wish with a bibbidi-bobbidi-boo... hurry, this stunning three-bedroom home is waiting for you! Enter through the welcoming entrance hall that leads you to the spacious living room, offering ample space and under-stairs storage. The open-plan kitchen/diner features a modern U-shape kitchen, sleek marble-style tiles, and integrated appliances. Downstairs is complete with a convenient W/C. On the first floor, you'll find the master double bedroom, complete with an en suite shower room and extra storage, as well as a second double bedroom and further single bedroom. The landing offers a spacious storage area, ideal for tucking away your essentials. The family bathroom features a bath, sink, and W/C. Outside, the beautifully landscaped South-West facing rear garden offers two levels, a gravelled seating area on the first level and a lush grass lawn with patio and wooden pergola on the second. The front garden provides a picturesque touch, while off-road parking is conveniently set off the side of the house. With a location in the sought-after Udall Grange, you're a short stroll from excellent schools, shops, and Stone's centre. Commuters will love the easy access to the A34, and Stone train station is within walking distance. This is your chance to enjoy this charming home as part of your very own fairy tale ending. Don't wait for the clock to strike midnight. Make it yours before it's gone!



Stunning 3-bed home in sought-after Udall Grange. Modern kitchen/diner, master en suite, landscaped SW garden, off-road parking. Close to schools, shops, and transport links. Live your fairy tale!

Council Tax band: C

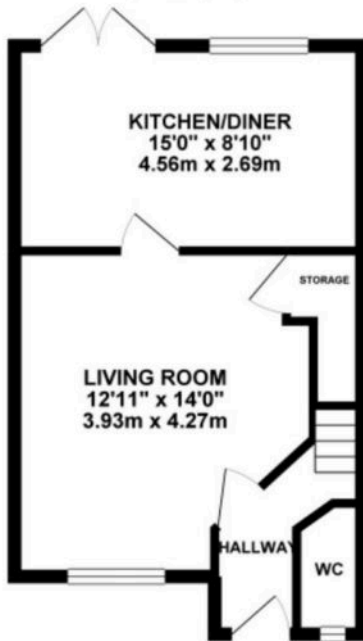
Tenure: Freehold

EPC Energy Efficiency Rating: B

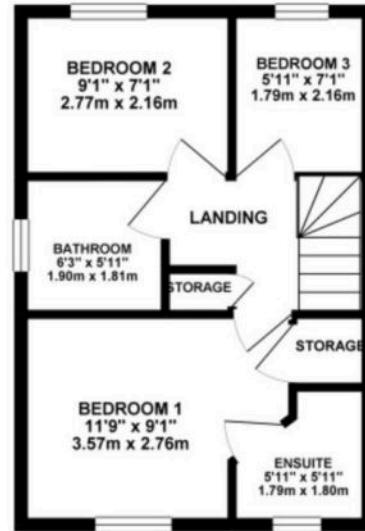
EPC Environmental Impact Rating: B



GROUND FLOOR 357.65 sq. ft.
(33.23 sq. m.)



1ST FLOOR 330.70 sq. ft.
(30.72 sq. m.)



TOTAL FLOOR AREA : 688.34 sq. ft. (63.95 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and equipment shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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